151.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,067,000 / 1,067,000
					USE VALUE:	1,067,000 / 1,067,000
					ASSESSED:	1,067,000 / 1,067,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPINK JAMES ETAL /TRUSTEES
Owner 2:	JAMES E SPINK 2017 FAMILY TR
Owner 3:	JOANNA M POOLE 2017 FAMILY TR
Street 1:	27 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SPINK JAMES -
Owner 2:	POOLE JOANNA -
Street 1:	27 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,934 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2705 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10934.000	468,600		598,400	1,067,000
Total Card	0.251	468,600		598,400	1,067,000
Total Parcel	0.251	468,600		598,400	1,067,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.41 | /Parcel: 394.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 99841

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0001-0008.0

!11823!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	468,600	0	10,934.	598,400	1,067,000	1,067,000	Year End Roll	12/18/2019
2019	101	FV	332,400	0	10,934.	561,000	893,400	893,400	Year End Roll	1/3/2019
2018	101	FV	295,900	0	10,934.	463,800	759,700	759,700	Year End Roll	12/20/2017
2017	101	FV	295,900	0	10,934.	426,400	722,300	722,300	Year End Roll	1/3/2017
2016	101	FV	295,900	0	10,934.	389,000	684,900	684,900	Year End	1/4/2016
2015	101	FV	283,900	0	10,934.	381,500	665,400	665,400	Year End Roll	12/11/2014
2014	101	FV	283,900	0	10,934.	354,600	638,500	638,500	Year End Roll	12/16/2013
2013	101	FV	283,900	0	10,934.	337,400	621,300	621,300		12/13/2012

PRINT

Date	Time
12/11/20	01:57:26

LAST REV

Date	Time
07/23/18	11:09:07

apro

11823

USER DEFINED

Prior Id # 1:	99841
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPINK JAMES,	1516-32		9/26/2017	Convenience	1	No	No		FILED BOTH WAYS. BK69985 PG 535 9/26/17.
QUINN CLAIRE M	45753-439		8/1/2005		607,500	No	No		
QUINN MARK	8878-392		11/20/2002	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2016	414	New Wind	40,880					CONVERT SUNROOM TO
6/26/2009	528	Wood Dec	5,800					
10/24/1996	549	Manual	1,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
1/9/2009	Meas/Inspect	372	PATRIOT
1/5/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10934		Sq. Ft.	Site		0	80.	0.68	9									598,413						598,400	

Total AC/HA: 0.25101 | Total SF/SM: 10934 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 598,413 | Spl Credit | Total: 598,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12770700
Const Adj.:	1.00349963
Adj $ / SQ:	152.773
Other Features:	111699
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525384
Depreciation:	56741
Depreciated Total:	468643

COMMENTS

OF=SHOWER STALL IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

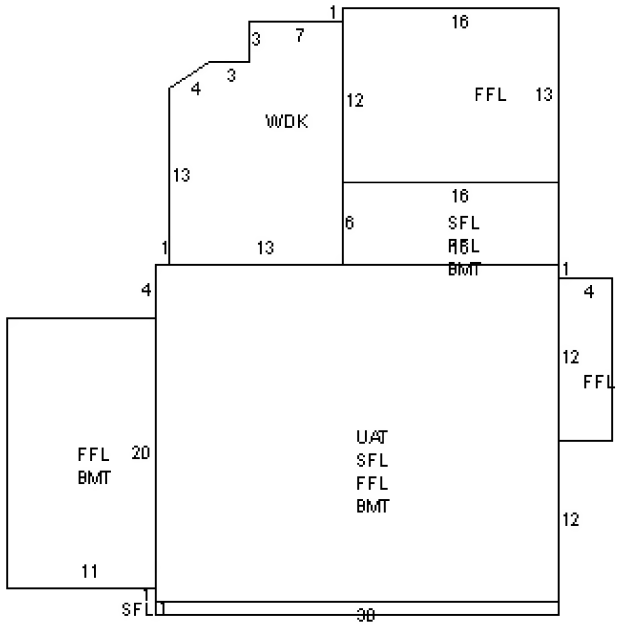
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	152.77
Special Features:	0	Val/Su Net:	127.86
Final Total:	468600	Val/Su SzAd	213.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,322	152.770	201,966
BMT	Basement	1,066	50.230	53,547
SFL	Second Floor	876	152.770	133,829
WDK	Deck	213	10.730	2,286
UAT	Upper Attic	188	117.640	22,057

Net Sketched Area: 3,665 | Total: 413,685

Size Ad 2198 | Gross Are 4227 | FinArea 2705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: